



Aketon Road, Castleford, West Yorkshire

Low maintenance | Modern kitchen | Full refurbishment over the last five years | Combi boiler | Close to amenities and public transport links | Separate dining room | Large loft room | Ground floor wet room

3 Bed Terraced House | Asking Price: **£149,995**

Rosedale
& Jones



Aketon Road, Castleford, West Yorkshire

DESCRIPTION

Three spacious bedrooms, two reception rooms, a modern kitchen, a wet room AND a bathroom! Ideal for a growing family and very close to some fantastic amenities and public transportation links.

Key Features

- Low maintenance
- Modern kitchen
- Full refurbishment over the last five years
- Combi boiler
- Close to amenities and public transport links
- Separate dining room
- Large loft room
- Ground floor wet room



LOCATION

Conveniently positioned just a short distance away from all the amenities provided by Castleford Town Centre, where you can find a range of supermarkets, bars and restaurants. Rail links from the local train station take you directly into Leeds and Wakefield if wishing to commute to work, or for pleasure. Xscape and the Junction 32 Shopping Centre are both just a short drive away and with easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better.

EXTERIOR

Front

Very low maintenance, with decorative stone. Plenty of on street parking is available.

Rear

Low maintenance with an outhouse for storage. Note: it would be possible to add a driveway to the rear if preferred to on street parking.

INTERIOR - Ground Floor

Living Room

4.59m x 3.43m

The space is very bright and open, easily accommodating a selection of furniture layouts, as required. The room features high ceilings and premium standard laminate flooring. Central Heated radiator, Double Glazed windows and a UPVC exterior door with Double Glazed 'stained glass' windows to the front aspect.

Kitchen

2.73m x 2.71m

The kitchen offers plenty of storage capacity with features including tiled walls, fitted units with 'soft close' draws and a 1.5l sink and drainer. Supported appliances: a freestanding fridge freezer and a washing machine, a fitted electric oven and grill, a fitted microwave oven, four ceramic (electric) hobs and a fitted extractor fan above. Double Glazed windows and a Double Glazed UPVC exterior door to the rear aspect.

Dining Room & Snug

4.59m x 4.00m

A very large room, which is extremely versatile. The space can comfortably accommodate a six seater dining suite and a two seater sofa, along with additional storage furniture, as required. Premium quality laminate flooring, Double Glazed windows to the rear aspect and a Central Heated radiator. Note: This room also benefits from a small utility/storage unit.

Wet Room

A very handy space which is ideal for members of the family who play a lot of outdoor sports or if you have large pets. The room could also be converted for alternative uses if preferred.

INTERIOR - First Floor

Bedroom One

4.56m x 3.40m

Large enough for a double bed and some associated furniture, as preferred. The high ceilings offer a nice feature too. Central Heated radiator and Double Glazed windows to the front elevation. Note: the room also features two alcoves with storage units built-in.

Bathroom

Spacious, with built-in storage units. Features include a w/c, a wash basin and a bathtub with a handheld shower fixture and wall tiling. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Two

3.95m x 2.30m

Large enough for use as a double bedroom, if preferred to a large single and additional storage furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

INTERIOR - Second Floor

Loft Room

5.50m x 4.48m

A very versatile space which is used as a third bedroom by the current owners, but is ideal if you need plenty of storage or a music room. Two Central Heated radiators and Double Glazed Velux windows to the rear elevation. Notably, the exposed wooden support beams also make a nice feature.

Unique Reference Number

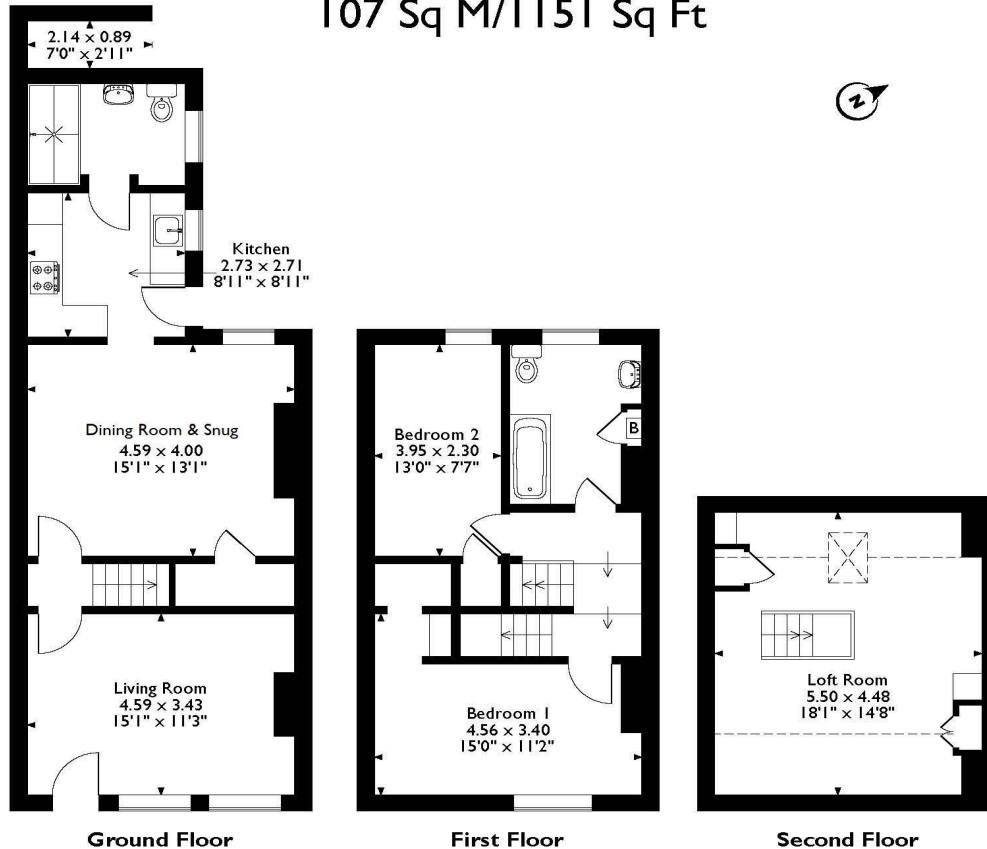
#LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If a room is marked as a 'loft room', it is because we have identified that it does not have the appropriate building regulations required to refer to it as a 'bedroom'.



Aketon Road, Castleford, West Yorkshire
 Approximate Gross Internal Area
 107 Sq M/1151 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk